

*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



NEW WALLS
TOTTERDOWN



ENTRANCE HALLWAY

Stairs to first floor

LANDING

STORAGE CUPBOARD

1.81m x 0.58m (5'11" x 1'10")

Cloak room and storage,

BEDROOM

2.76m x 3.41 (9'0" x 11'2")

BATHROOM

2.13m x 1.79m (6'11" x 5'10")

STORAGE CUPBOARD

0.79m x 1.79m (2'7" x 5'10")

Bathroom storage and houses combi-boiler

SEPERATE KITCHEN

3.91m x 1.79m (12'9" x 5'10")

LIVING ROOM

3m x 5.11m (9'10" x 16'9")

PARKING

Alloctaed space number 69

Visitor spaces available.

TENURE

We are informed by our client that the proeperty is Leasehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - B

SERVICE CHARGES / GROUND RENT

£1,837.68 per year - £153.14 per month

Ground Rent - £100 per year

LEASE DETAILS

125 years from 18 October 1991 - approx 90 years remaining on the lease.

ADDITIONAL INFORMATION

No Chain

Pet friendly lease

Rental Potential of £1,350 pcm / £16,200 per year / 6.8% return

Double glazed throughout - FENSA certified 2007

• Gas CH was added in 2016.

• New bathroom was fitted in approx 2017 (including full replaster and spot lights)

• Kitchen was fitted in approx 2014, and includes an integrated washing machine

• The lounge flooring is Oak

• Electrical board in landing cupboard was upgraded this year (February 2025)

• The service charge is reviewed annually and effective each April





NEW WALLS

TOTTERDOWN, BS4 3TB -
£210,000 LEASEHOLD

 1 Bedroom(s)  1 Bathroom(s)  550.00 sq ft

Nestled in the charming area of New Walls, Totterdown, Bristol, this delightful upper maisonette offers a perfect blend of modern living and convenience. Spanning an impressive 550 square feet, the property features one well-proportioned bedroom, a stylish bathroom, and a welcoming reception room that invites relaxation and comfort.

The interior has been thoughtfully modernised throughout, ensuring a contemporary aesthetic that appeals to today's discerning buyer. The property benefits from gas central heating, a rarity in this development, providing warmth and efficiency during the cooler months.

One of the standout features of this maisonette is its allocated parking, a valuable asset in a bustling area like Totterdown. Additionally, the property is ideally situated within walking distance of Temple Meads train station, making it an excellent choice for commuters or those who enjoy easy access to Bristol's vibrant city centre.

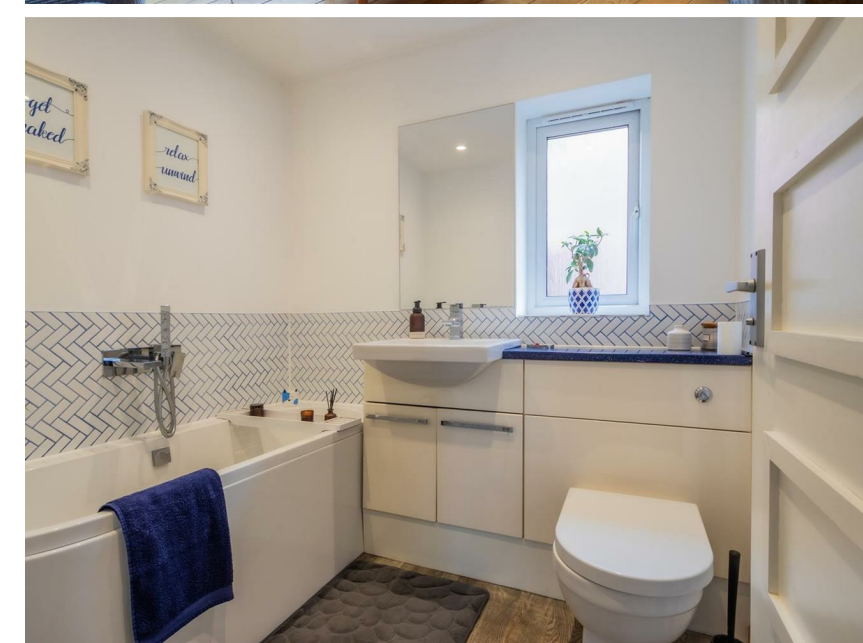
With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer, a professional seeking a convenient location, or an investor looking for a promising rental opportunity, this maisonette is sure to impress. Don't miss the chance to make this modern and inviting space your new home.

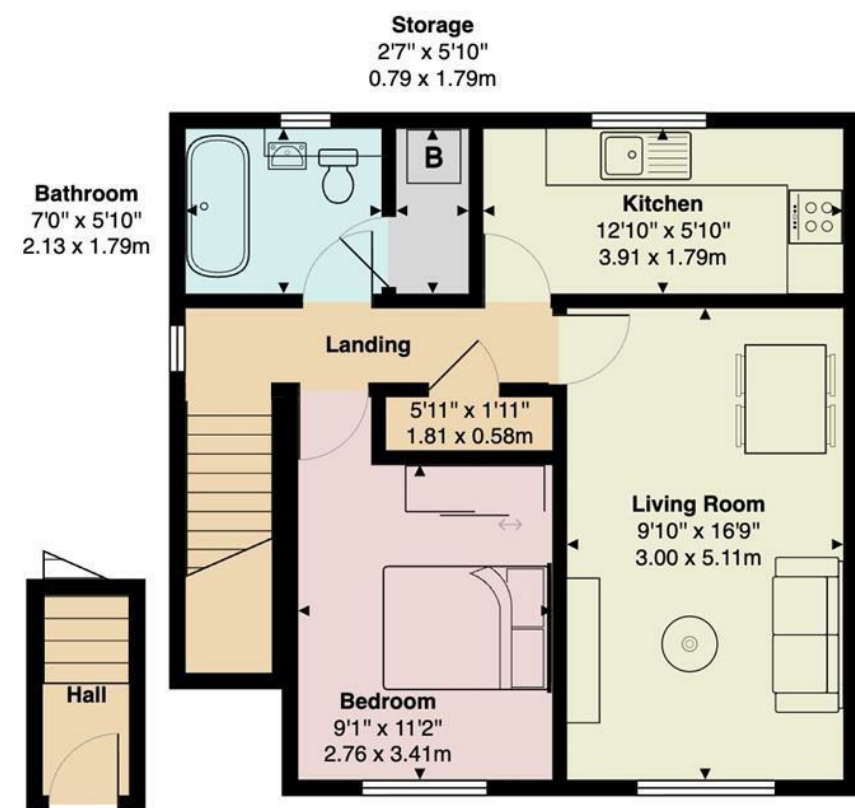
COUNCIL TAX BAND - B

- No chain
- Immaculate throughout
- Gas central heating which is rare in this developemnt
- Allocated Parking
- Visitor spaces available
- Walking distance to Temple Meads station
- Amenities on the doorstep
- Potential 6.8% yeild
- Pet friendly lease

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director

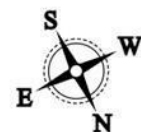




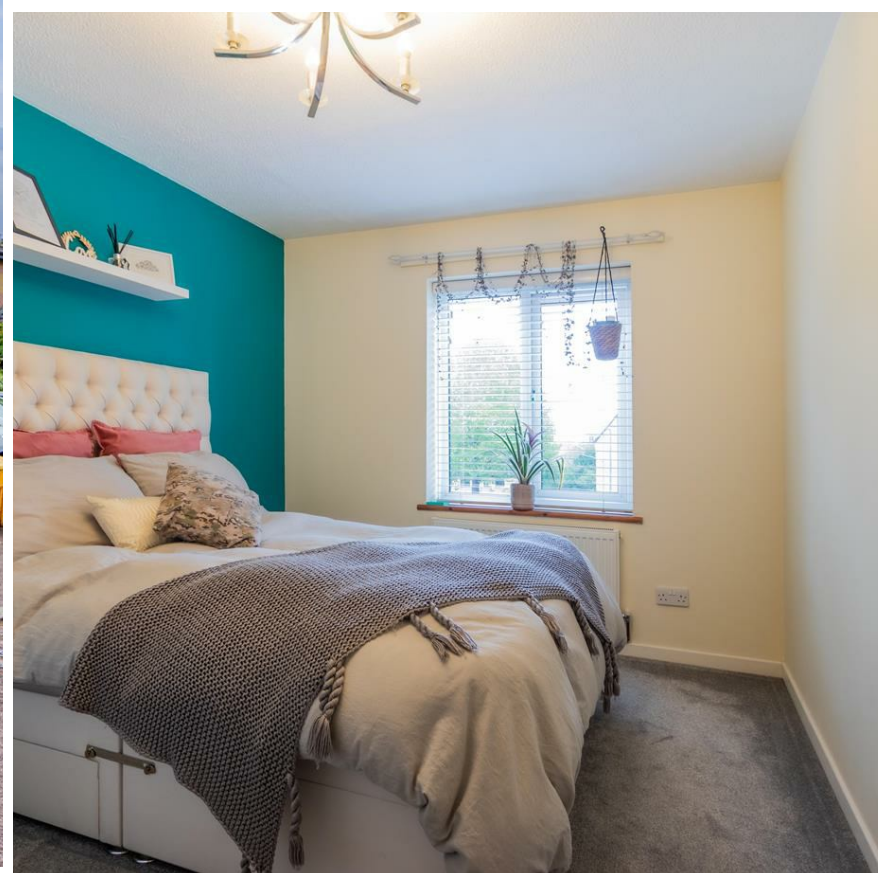
New Walls, Totterdown, Bristol, BS4 3TB

Total Area: 550 ft² ... 51.1 m²

All measurements are approximate and for display purposes only



New Walls, Totterdown, Bristol



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	